107.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,245,000	/	1,245,000
USE VALUE:	1,245,000	/	1,245,000
ASSESSED:	1,245,000	/	1,245,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAL SHAWN &	
Owner 2:	NEAL SOL GABRIELA	
Owner 3:		
Street 1:	29 COUNTRY CLUB DR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MEADE GLORIA C -
Owner 2:	-
Street 1:	29 COUNTRY CLUB DR
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 13,831 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Wood Shingle Exterior and 4298 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13831.000	659,700	800	584,500	1,245,000
Total Card	0.318	659,700	800	584,500	1,245,000
Total Parcel	0.318	659,700	800	584,500	1,245,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.64 | /Parcel: 289.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	68517
GIS Ref	
GIS Ref	
Insp Date	09/24/18

!8430!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	659,500	800	13,831.	584,500	1,244,800	1,244,800	Year End Roll	12/18/2019
2019	101	FV	491,600	800	13,831.	584,500	1,076,900	1,076,900	Year End Roll	1/3/2019
2018	101	FV	491,600	400	13,831.	501,000	993,000	993,000	Year End Roll	12/20/2017
2017	101	FV	491,600	400	13,831.	467,600	959,600	959,600	Year End Roll	1/3/2017
2016	101	FV	491,600	400	13,831.	400,800	892,800	892,800	Year End	1/4/2016
2015	101	FV	303,100	400	13,831.	359,000	662,500	662,500	Year End Roll	12/11/2014
2014	101	FV	241,700	400	13,831.	332,300	574,400	574,400	Year End Roll	12/16/2013
2013	101	FV	241,700	400	13,831.	316,900	559,000	559,000		12/13/2012

PRINT

Date	Time
12/10/20	23:00:20

LAST REV

Date	Time
12/01/20	10:27:11

jorourke

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8430

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEADE GLORIA C,	1439-27		7/29/2013	Change>Sale	725,000	No	No		
	979-151		1/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	68517
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2014	56	Heat App	8,000	C				
11/12/2013	1668	Addition	258,000	O				
5/24/2007	380	Manual	8,500					rear deck with sta
9/25/1995	553	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Meas/Inspect	CC	Chris C
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/23/2009	Meas/Inspect	189	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
8/19/1921		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13831		Sq. Ft.	Site		0	70.	0.60	4									584,455						584,500	

Total AC/HA:	0.31752	Total SF/SM:	13831	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	584,455	Spl Credit		Total:	584,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97977382
Const Adj.:	1.00999999
Adj $ / SQ:	123.696
Other Features:	130506
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691545
Depreciation:	31811
Depreciated Total:	659734

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

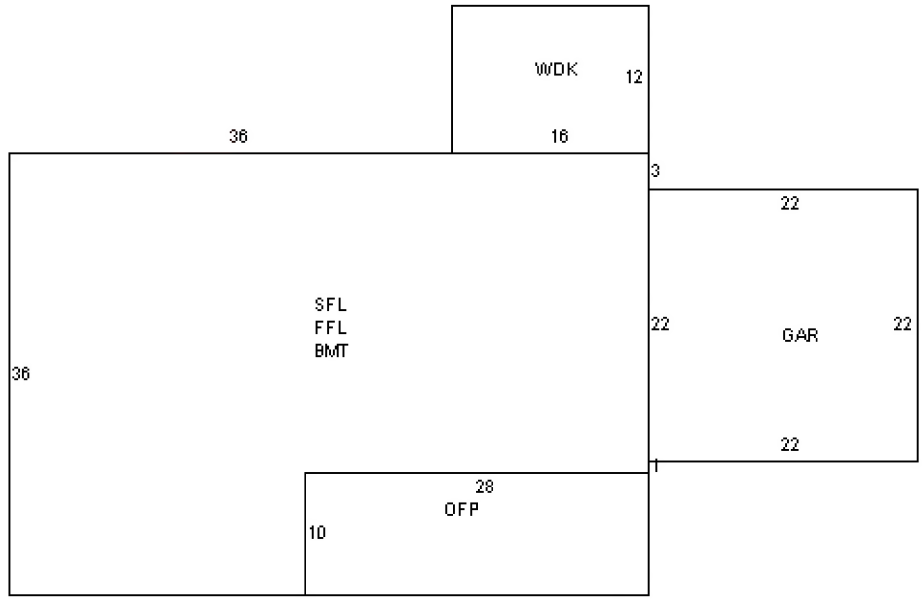
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.07
Special Features:	0	Val/Su Net:	115.09
Final Total:	659700	Val/Su SzAd	207.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,592	53.990	85,958
FFL	First Floor	1,592	123.700	196,925
SFL	Second Floor	1,592	123.700	196,925
GAR	Garage	484	20.370	9,858
OFP	Open Porch	280	22.620	6,333
WDK	Deck	192	11.320	2,174

Net Sketched Area:	5,732			Total:	498,173
Size Ad	3184	Gross Are	5732	FinArea	4298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	1960	3.19	T	40.8	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800